

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**August 21, 2014**



**RP14-17: proposed Replat of portions of Lots 12 and 13 in Woodville Acres Subdivision**

**SIZE AND LOCATION:** 0.46 acres of land adjoining the northeast side of Woody Lane at the north corner of Woody Lane and Stevens Drive

**EXISTING LAND USE:** detached single-family residence

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Mary S. Caudill, Separate Property Trust

**AGENT:** Civil Engineering Consultants, S.M. Kling

**STAFF CONTACT:** Mathew Hilgemeier, Staff Planner



## **BACKGROUND AND RECOMMENDATION:**

The applicant is proposing to reconfigure the existing parcel which is made up of portions of Lot 12 and Lot 13 totaling 0.46 acres in the 3800 block of Woody Lane into two new lots, Lot 12R and Lot 13R. The subject property is currently zoned Residential District -5,000 (RD-5) and both of the newly created lots will each exceed the Land and Site Development Ordinances minimum 5,000 square foot lot size requirement for lots in this zoning district.

Parkland dedication and development fees are required for one new lot. The property's owner is also dedicating 0.01 acres (435.6 square feet) of right-of-way at the southeastern corner of Lot 13R. If this proposed replat is approved, the existing detached wood garage that is currently located on the property will required to be removed before this replat can be submitted for recording.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff **recommend approving** this proposed replat with the condition that the existing detached wooden garage located on the subject property is removed before filing this plat with the City.